

IN RE: PETITION FOR ZONING VARIANCE
N/S Putty Hill Avenue, 320' E
of the c/l of Hoerner Road
(2306 Putty Hill Avenue)
9th Election District
6th Councilmanic District
Walter D. L. Shaw, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-195-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Walter Dempsey Lee Shaw and Carolyn Julia Shaw. The Petitioners request relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 21.4 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners originally filed their request through the administrative variance procedure. Upon receipt of a letter of opposition from an adjoining property owner, this matter was scheduled for a public hearing to determine the appropriateness of the relief requested.

Appearing at the hearing on behalf of the Petition were Walter and Carolyn Shaw, the property owners. There were no Protestants at the hearing.

Testimony indicated that the subject property, known as 2306 Putty Hill Avenue, consists of 22,500 sq.ft. zoned D.R. 16 and is improved with a two-story dwelling in accordance with Petitioner's Exhibit 1. A shed also exists to the rear of the property but is not shown on the site plan. The Petitioners are in the process of constructing a two-story, two-car garage in the location shown on Petitioner's Exhibit 1. Testimony

indicated that the Petitioners originally obtained a building permit to construct a garage 15 feet in height and that construction of the first level of the structure has been completed. In the meantime, however, the Petitioners changed their mind and filed the instant Petition to approve a garage height of 21.4 feet. Completion of the garage was delayed pending the outcome of this hearing.

The Petitioners testified that the variance requested is necessary to provide much needed storage space. Testimony revealed, and evidence presented clearly showed that the existing shed, which will be removed upon completion of the garage, is in an area that is very wet and soggy. Therefore, any items stored in the shed become rusty and mildewed due to the dampness. The Petitioners testified that they have no intention of converting the subject garage into a second dwelling unit or apartment and that they in no way wish to use the garage for anything other than the storage of their own vehicles, furniture and other personal belongings. They guaranteed this Deputy Zoning Commissioner that no service garage activity would take place on the property.

A letter was sent to this Deputy Zoning Commissioner by the adjoining property owner, Mrs. Joan Wilkenson, who voiced several concerns over the use of the property. Mrs. Wilkenson is concerned that the proposed garage would be used for service garage activity and/or other business purposes. She indicated that the Petitioner might operate a beauty salon in the basement of the dwelling as she has seen equipment used in the operation of such a business in the Petitioners' basement.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good. The testimony and evidence presented was that the proposed garage will be used to provide protective storage for their vehicles and personal belongings only, and that they have no intention of using the garage for commercial purposes.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the

Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of March, 1993 that the Petition for Administrative Variance requesting relief from Section 400.2 of the B.C.Z.R. to permit an accessory structure with a height of 21.4 feet in lieu of the maximum permitted 15 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) All access to the second level of the proposed garage shall be from within the subject structure, if possible. In the event this is not possible, the entrance to the second floor storage area shall be located on the east side of the subject garage.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

ORDER RECEIVED FOR FILING
Date 3/11/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/11/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/11/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/11/93
By [Signature]

5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 4, 1993

(410) 887-4386

Mr. & Mrs. Walter D. L. Shaw
2306 Putty Hill Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Putty Hill Avenue, 320' E of the c/l of Hoerner Road
(2306 Putty Hill Avenue)
9th Election District - 6th Councilmanic District
Walter D. L. Shaw, et ux - Petitioners
Case No. 93-195-A

Dear Mr. & Mrs. Shaw:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Robert Wilkenson
2304 Putty Hill Avenue, Baltimore, Md. 21234

People's Counsel
☒ file



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2306 Putty Hill Rd
which is presently zoned D.R.16

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)
400.2 To allow an accessory structure with a height of 21 ft 4 inches in lieu of the maximum permitted 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
Second place needed for additional storage due to very limited storage in the house

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED BY [Signature] DATE 12-15-92

ESTIMATED FILING DATE 1-3-93

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

(Legal Owner(s))

Walter Dempsey Lee Shaw

Carolyn Julia Shaw

Carolyn Julia Shaw

2306 Putty Hill Rd

Baltimore, Maryland

21234

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 2306 Putty Hill Rd

Baltimore, Maryland

21234

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Second place needed for additional storage due to very limited storage in the house

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That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Walter Dempsey Lee Shaw

Carolyn Julia Shaw

Carolyn Julia Shaw

2306 Putty Hill Rd

Baltimore, Maryland

21234

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I HEREBY CERTIFY, the 8th day of December, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Walter Dempsey Lee Shaw and Carolyn Julia Shaw

Walter Dempsey Lee Shaw and Carolyn Julia Shaw

Walter Dempsey Lee Shaw and Carolyn Julia Shaw

Walter Dempsey Lee Shaw and Carolyn Julia Shaw

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Walter Dempsey Lee Shaw and Carolyn Julia Shaw

Walter Dempsey Lee Shaw and Carolyn Julia Shaw

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

December 8, 1992

George M. Pelt

Notary Public

My Commission Expires: 12-21-94

12-21-94

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ORDER RECEIVED FOR FILING
Date 3/11/93
By [Signature]

204

93-195-A

THE DESCRIPTION

ZONING DESCRIPTION FOR 2306 PUTTY HILL ROAD
Beginning at a point on the NORTH PUTTY HILL ROAD which is 67 FT. wide at the distance of 320 FT. EAST HORNERS ROAD, Beino Lot #55 in the subdivision of GRIMMOND LITTLE FARMS as recorded in Baltimore County Plat Book #7, Folio #34 containing 22,500 SQ. FT. Also known as 2306 PUTTY HILL ROAD and located in the 9th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 12/26/92
Posted for: Variance
Petitioner: Walter & Carolyn Shaw
Location of property: N/S (2306) Putty Hill Rd., 3rd E/Horners Rd.
Location of Sign: Along roadway on property of Petitioner
Remarks: _____
Posted by: Matthew Date of return: 12/31/92
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 1/1/93
Posted for: Variance
Petitioner: Walter & Carolyn Shaw
Location of property: N/S (2306) Putty Hill Rd., 3rd E/Horners Rd.
Location of Sign: Along roadway on property of Petitioner
Remarks: _____
Posted by: Matthew Date of return: 1/1/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 2/4 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/4, 1993.

THE JEFFERSONIAN,

S. Zebe Orlean
Publisher

#70.44

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 12-15-92

93-195-A

Account: R-001-6150

Number

#204

MR. Shaw

2306 Putty Hill Rd.
21234

Essential Variance filing fee \$50.00
Sign + Posting 35.00
\$85.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

93-195-A

Account: R-001-6150

Number

Cashier Validation

Please Make Checks Payable To: Baltimore County

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

Account: R-001-6150

Number

93-195
HP 2/2/93

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE:

Walter and Carolyn Shaw
2306 Putty Hill Road
Baltimore, Maryland 21234

RE: CASE NUMBER: 93-195-A (Item 204)
N/S Putty Hill Avenue, 320' +/- E of c/l Horner Road
2306 Putty Hill Avenue
9th Election District - 6th Councilmanic
Petitioner(s): Walter Dempsey Lee Shaw and Carolyn Julia Shaw
HEARING: THURSDAY, FEBRUARY 25, 1993 at 11:30 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$70.44 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via either mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold J. Jahn
DIRECTOR

ARNOLD JAHN
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 27, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Former Closing Date: 1/19/93
CASE NUMBER: 93-195-A (Item 204)
N/S Putty Hill Avenue, 320' +/- E of c/l Horner Road
2306 Putty Hill Avenue
9th Election District - 6th Councilmanic
Petitioner(s): Walter Dempsey Lee Shaw and Carolyn Julia Shaw
HEARING: THURSDAY, FEBRUARY 25, 1993 at 11:30 a.m. in Rm. 118, Old Courthouse.

Variance to allow an accessory structure with a height of 21 feet, 4 inches in lieu of the maximum permitted 15 feet.

Arnold Jahn
DIRECTOR

ARNOLD JAHN
DIRECTOR

cc: Walter and Carolyn Shaw
Robert and Joan Wilkerson

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 6, 1993

Mr. and Mrs. Walter Dempsey Lee Shaw
2306 Putty Hill Road
Baltimore, MD 21234

RE: Case No. 93-195-A, Item No. 204
Petitioner: Walter Dempsey Lee Shaw, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Shaw:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 15th day of December 1992.

Arnold Jahn
ARNOLD JAHN
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Walter Dempsey Lee Shaw, et ux
Petitioner's Attorney:

01/04/93
Development Review Committee Response Form
Authorized signature: *Debra E. Keady* Date: *1/6/93*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date	
✓	Robert E. Ryan and Marianne H. Gillette	199		12-21-92	NC
✓	Baker Land Company	200			NC
✓	Kenneth E. and Carol C. Lentz	201			NC
✓	Aubrey N. and Ruth N. Freeman	202			NC
COUNT 4					
✓	Charles A. Wagandt	203		12-28-92	Comment
✓	Walter Dempsey Lee and Carolyn Shaw				NC
✓	Thomas Booth, Louis and Elmer Morsberger	205			Comment
✓	Michael J. and Bonnie Conner	207			NC
✓	Wyaness Associates Limited Partnership	208			Comment
✓	James G. and Pamela J. Miller	209			NC
✓	Sarkis G. and Susan T. Aghazarian	210			NC
✓	Pickersgill, Inc.	212			

Real 1/19/93

SHA Maryland Department of Transportation
State Highway Administration
O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. # 204 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for *Robert C. Small*
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350
Toll-free for impaired hearing or speech
303-7555 Baltimore Metro - 68-0451 D.C. Metro - 1-800-452-5083 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

93-195-A 11/1/93

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 5, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee
(December 28, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Charles Wagandt, Item No. 203
Walter and Carolyn Shaw, Item No. 204
Michael and Bonnie Conner, Item No. 207
James and Pamela Miller, Item No. 209
Sarkis and Susan Aghazarian, Item No. 210
Stephen and Mary Catherine Fox, Item No. 211

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*
Division Chief: *Gary L. Kras*
PK/FH:rdn

ITH20479.ZAC/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Michael K. D'Ala* Date: *1/4/93*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date	
✓	Charles A. Wagandt	203		12-28-92	N/C
✓	Walter Dempsey Lee and Carolyn Shaw	204			N/C
✓	Thomas Booth, Louis and Elmer Morsberger	205			N/C
✓	Michael J. and Bonnie Conner	207			N/C
✓	Wyaness Associates Limited Partnership	208			N/C
✓	James G. and Pamela J. Miller	209			N/C
✓	Sarkis G. and Susan T. Aghazarian	210			N/C
✓	Pickersgill, Inc.	212			N/C
✓	Stephen Thomas Fox and Mary Catherine Wilson	211			N/C
COUNT 9					
Stonegate at Patapsco (Aerial Property)					
ZON DEPT TE (Waiting for developer to submit plans first)					
COUNT 1					
FINAL TOTALS					
COUNT 10					

Rec'd 1/14/93

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500 (410) 887-4500

DECEMBER 28, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WALTER DEMPSEY LEE SHAW AND CAROLYN JULIA SHAW
Location: #2306 PUTTY HILL AVENUE
Item No.: #204 (JJS) Zoning Agenda: DECEMBER 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl John*
Planning Group
Special Inspection Division

JP/KEK

93-195-A 1-17-93

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *Carl John* Date: *1-10-93*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date	
✓	Walter Dempsey Lee and Carolyn Shaw	204		12-28-92	NC
✓	Thomas Booth, Louis and Elmer Morsberger	205			NC
COUNT 3					
FINAL TOTALS					
COUNT 12					
*** END OF REPORT ***					

RECEIVED
JAN 21 1993
ZONING COMMISSIONER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

DATE: DEC 21 1992 (410) 887-3353

Walter and Carolyn Shaw
2306 Putty Hill Road
Baltimore, Maryland 21234

Re: CASE NUMBER: 93-195-A
LOCATION: W/S Putty Hill Avenue, 320' +/- E of c/l Warner Road
2306 Putty Hill Road
9th Election District - 6th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before January 3, 1993. The closing date (January 19, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Carl John
Arnold Jablon
Director

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

January 27, 1993 (410) 887-3353

Walter and Carolyn Shaw
2306 Putty Hill Road
Baltimore, Maryland 21234

Re: CASE NUMBER: 93-195-A

Dear Petitioners:

Please be informed that your file has been reviewed. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a Baltimore County newspaper and, that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,
Carl John
Arnold Jablon
Director

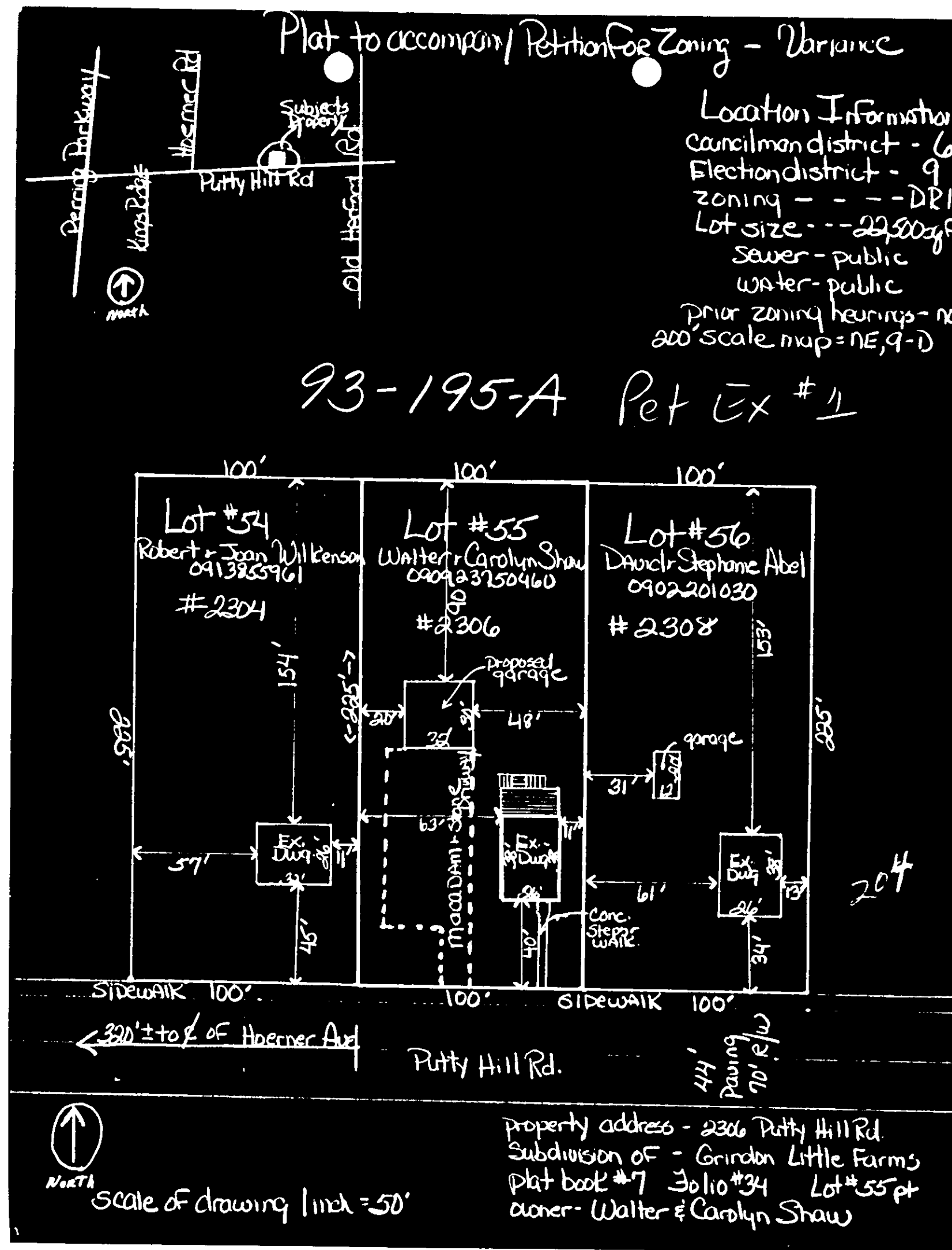
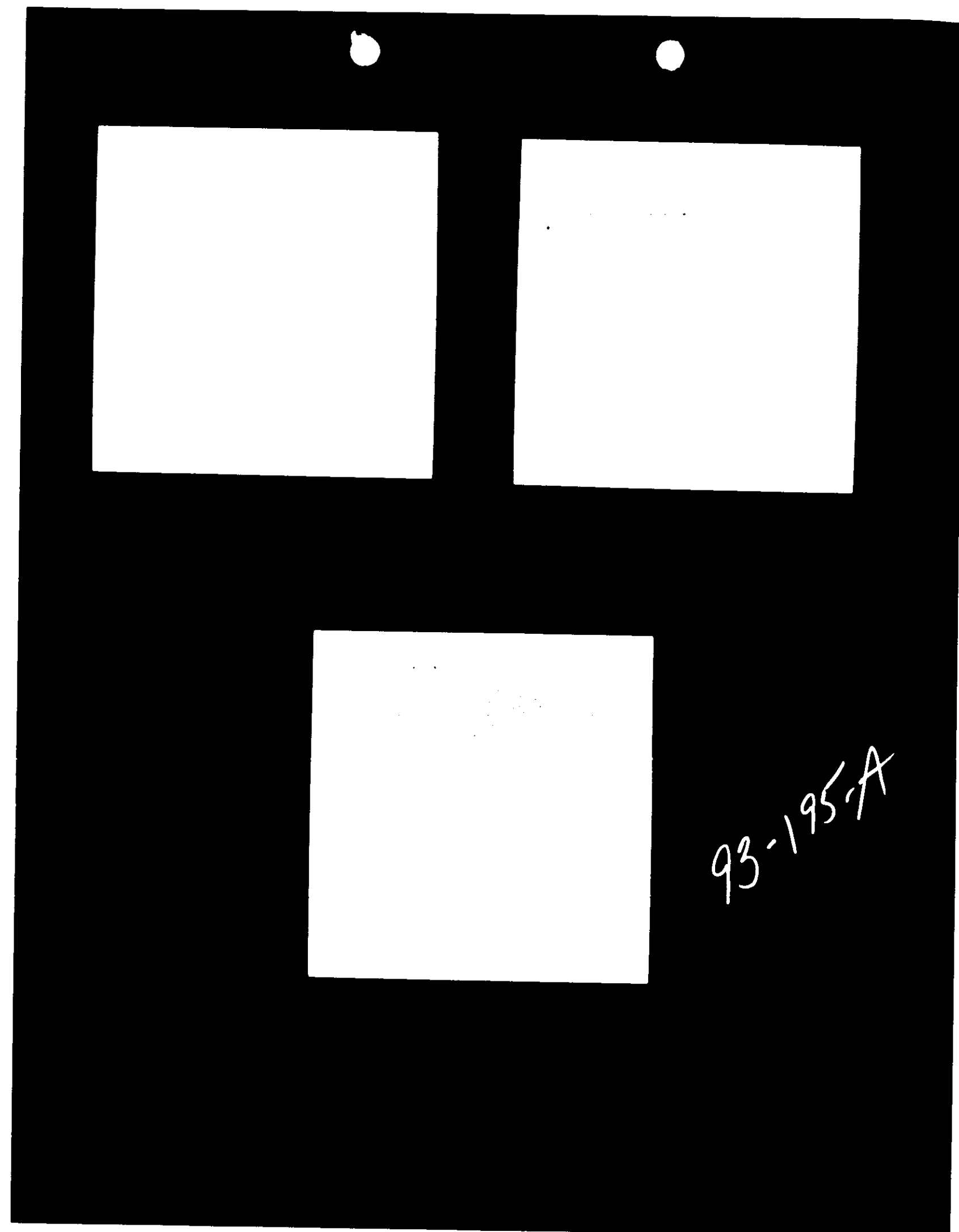
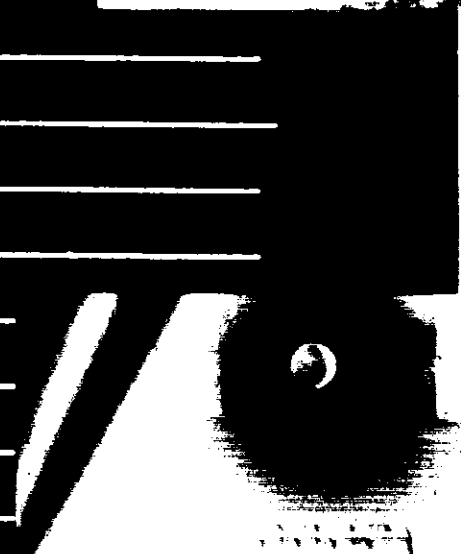
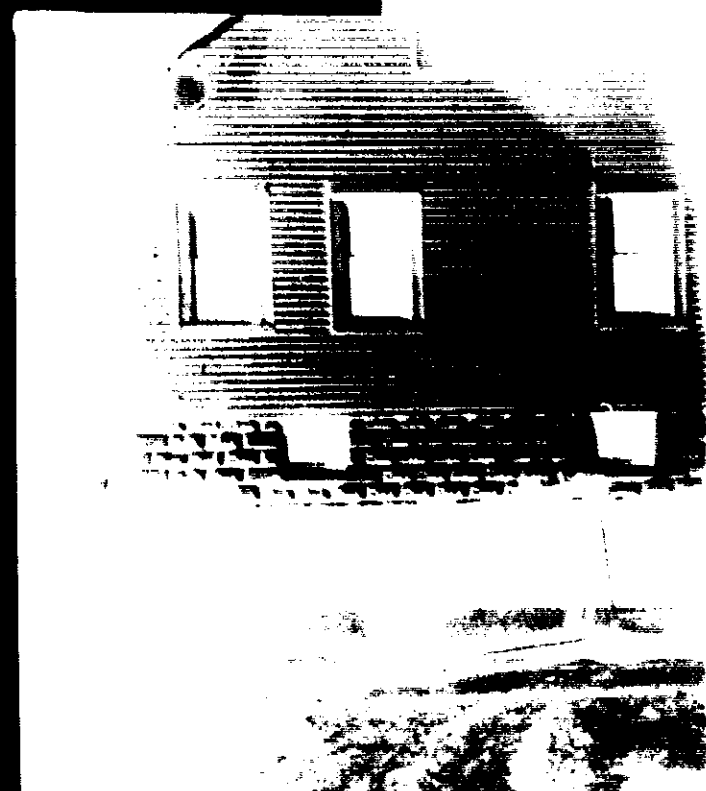
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

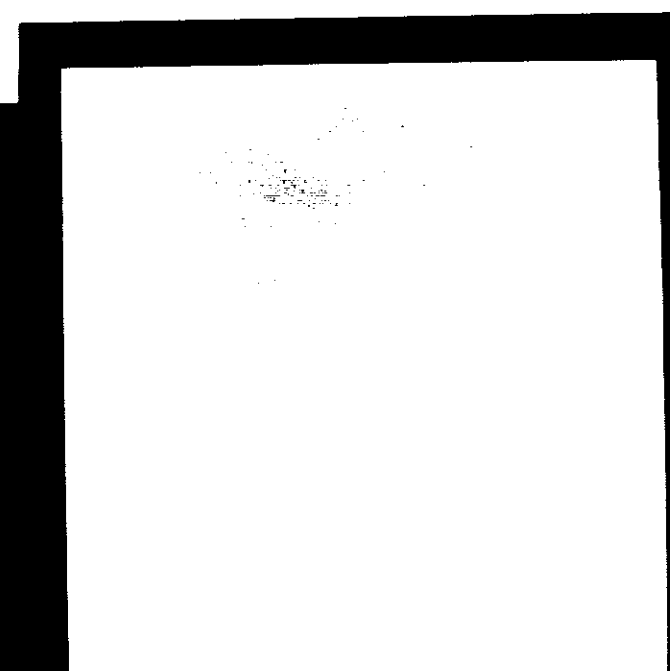
NAME
Carolyn Shaw
WALTER SHAW

ADDRESS
2306 Putty Hill Rd
2306 Putty Hill Rd NE 80

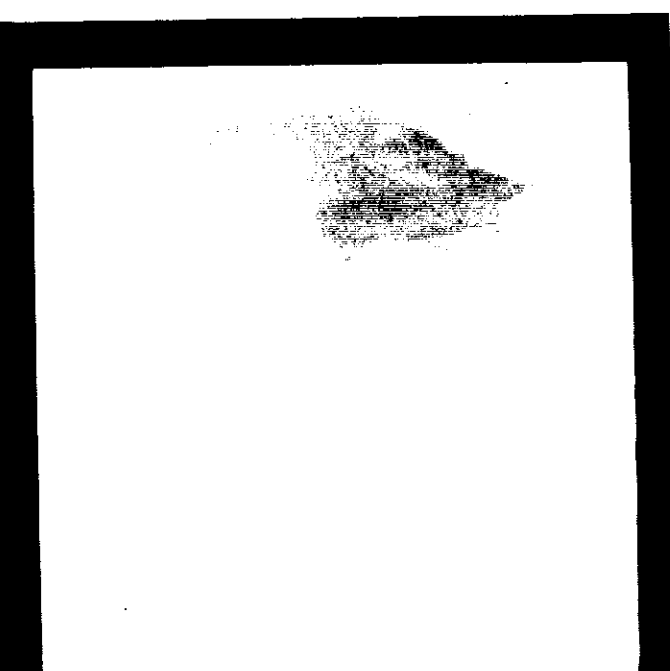
Commission of Zoning
Lawrence Skidmore
Pet Case # 93-195-A
With regard to case # 93-195-A, 2306 Putty Hill
Rd. 31234 under the name of Shaw.
The lot at 2304 Putty Hill Rd. has been taken
exception to the request of an variance to a
garage the Shaws are constructing. This
building is as close to our home as the
the Shaws home and we do not wish
forward to seeing a building from our
pet and back door. The Shaws
claim they need this additional 6'
for storage, there is a shed in the
back area that is used for storage.
The house 2306 has a basement and
the Shaws hope to build a kitchen and
enlarge the "den" room. While they
have improved the appearance of the
household feel that the garage will
be a real hold to additional water
repair work being done there. While we
can't say this is a business arrangement



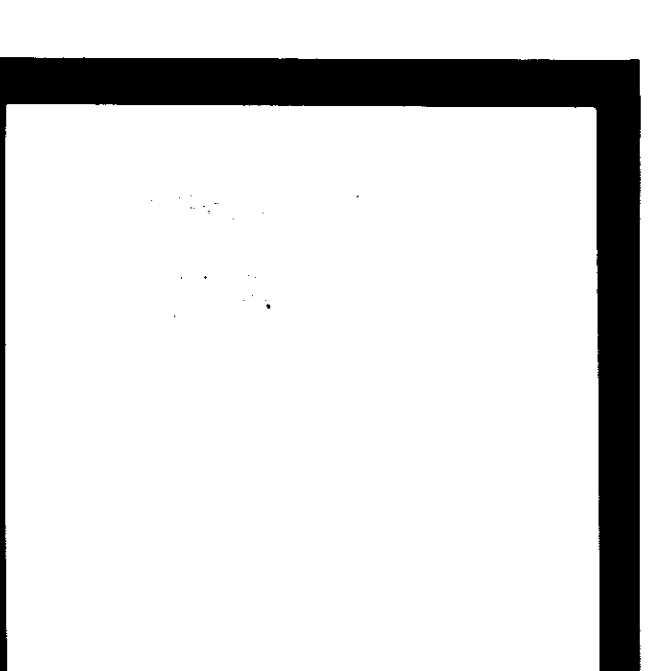
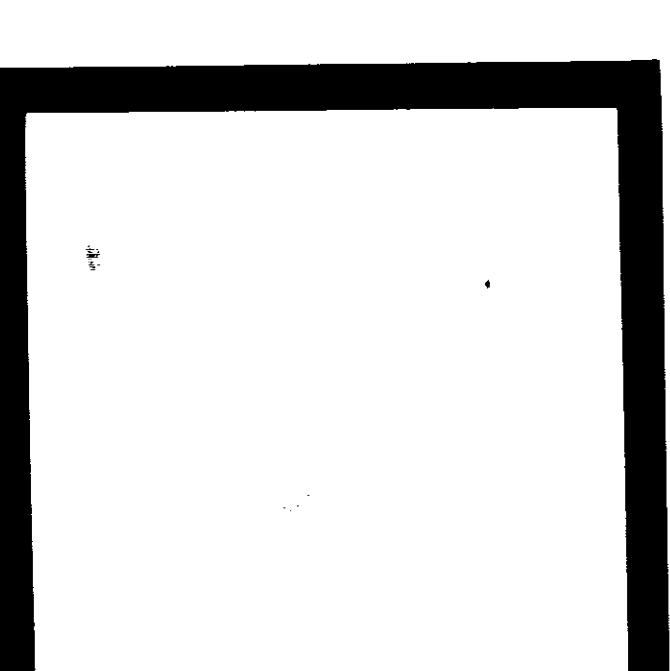
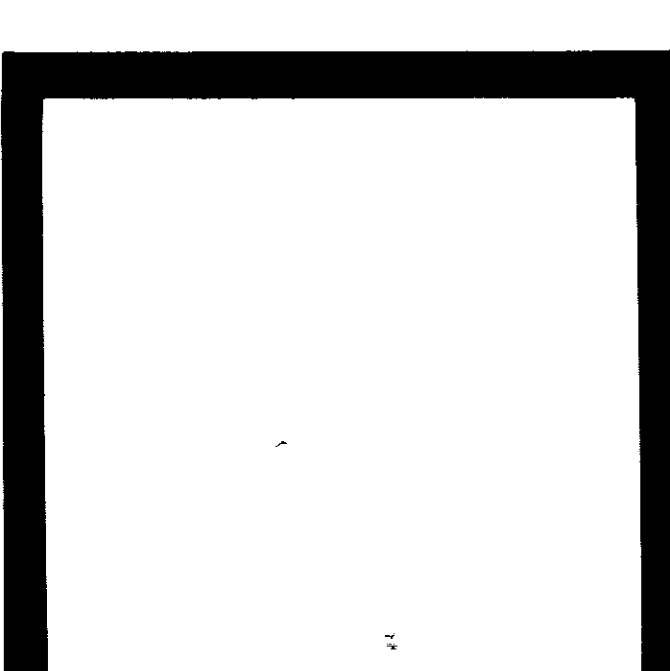
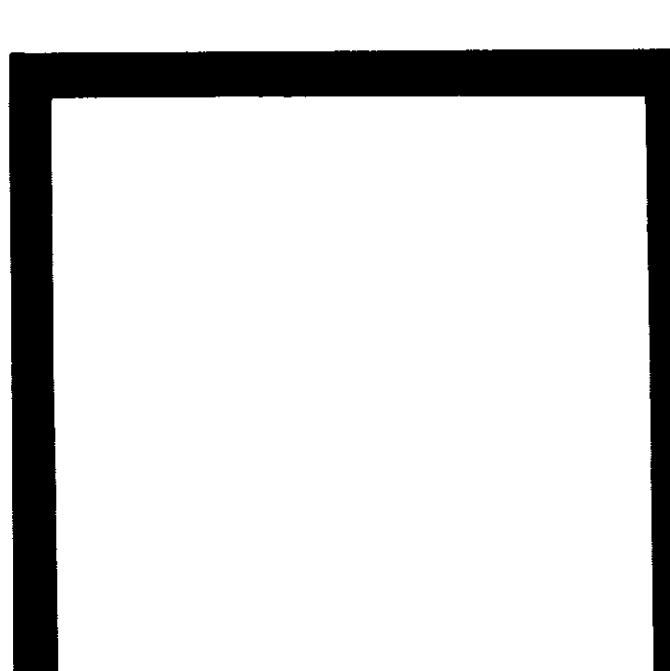
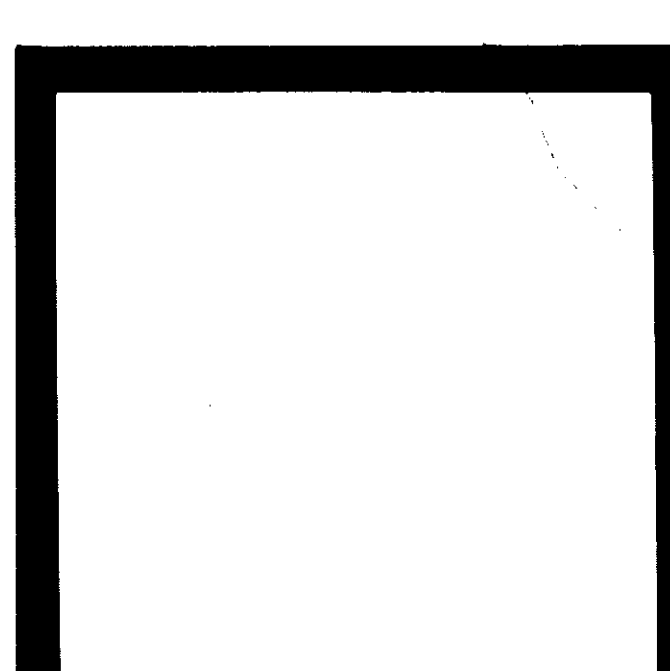
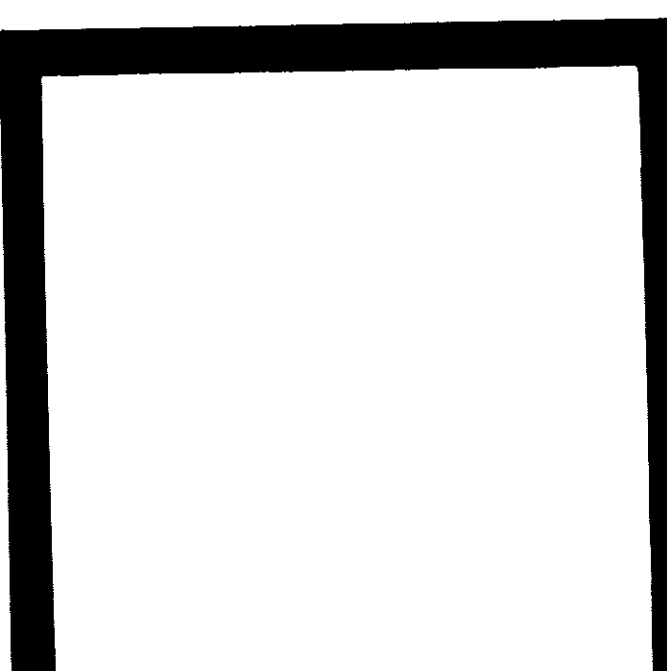
Photographs
Case 93-195-A



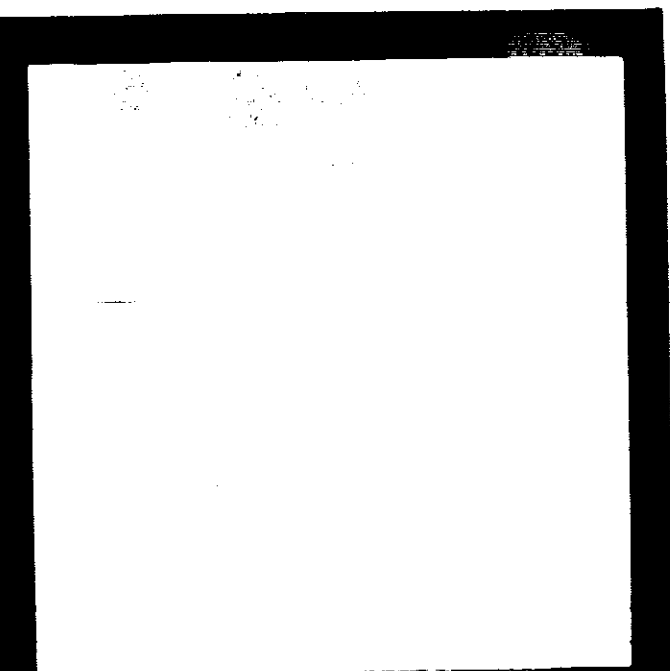
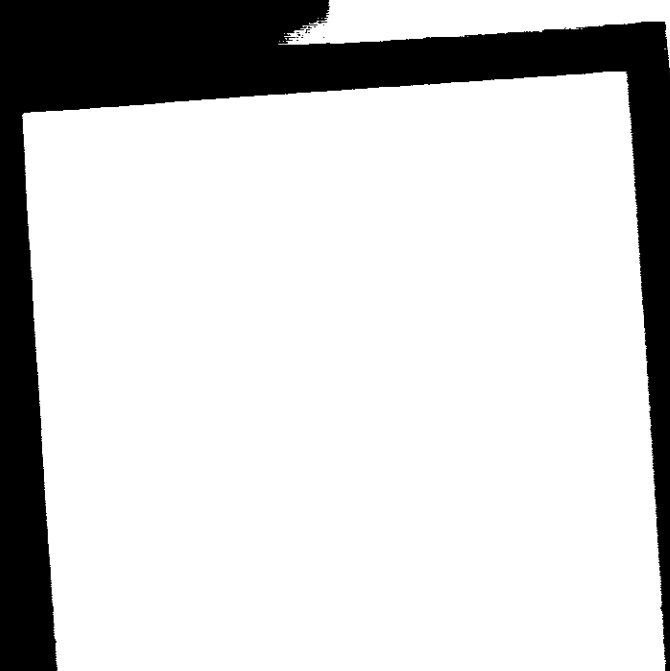
From American Legion



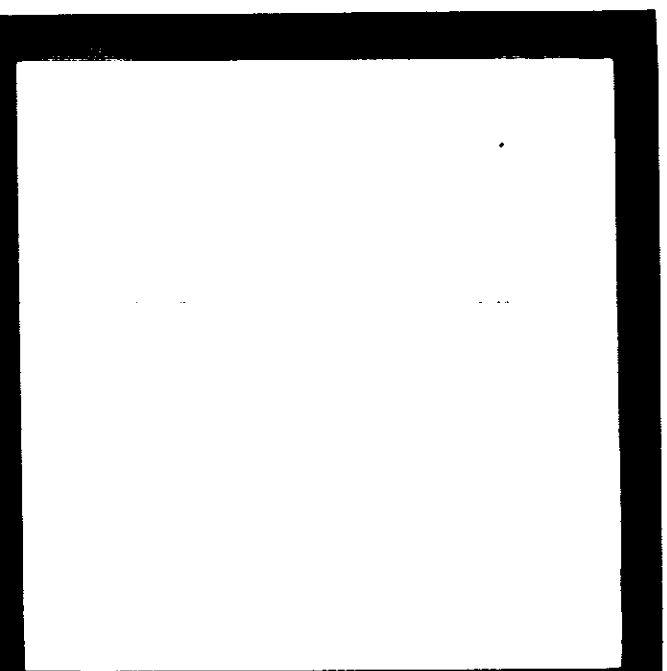
From her Driveway
corner of garage



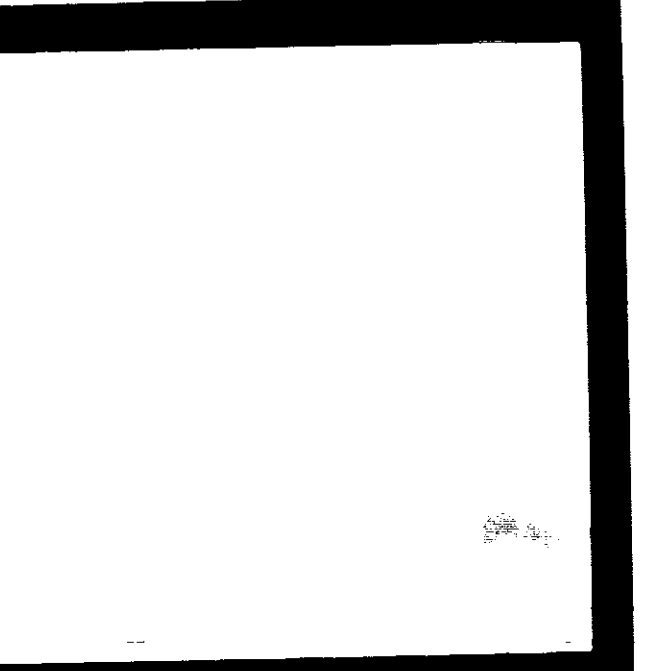
From garage looking
at house



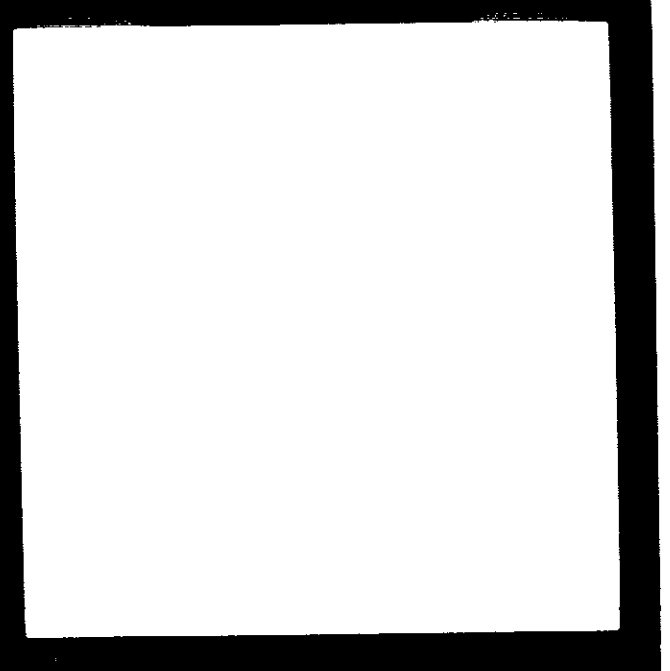
FRONT PORCH
Storage



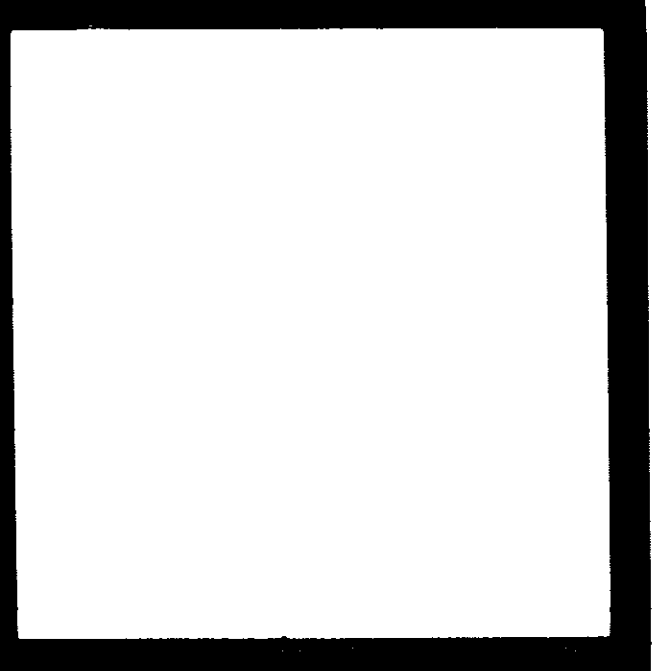
storage SW
4 ft



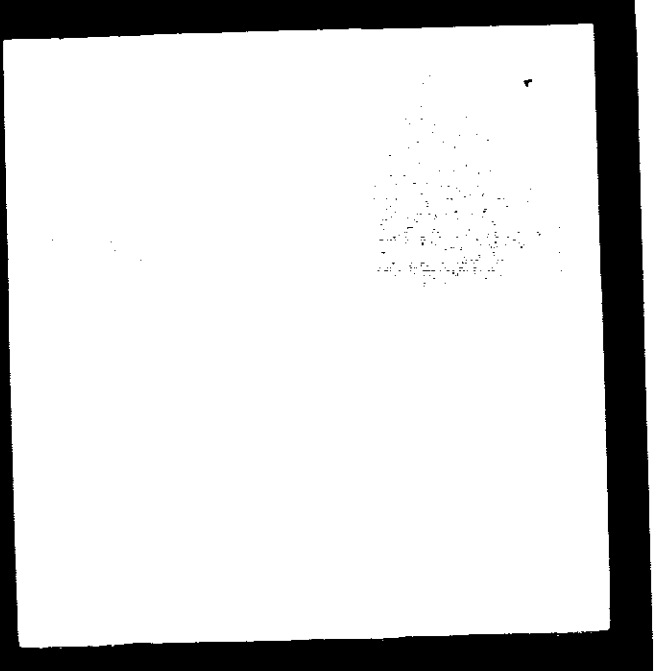
1100 ft



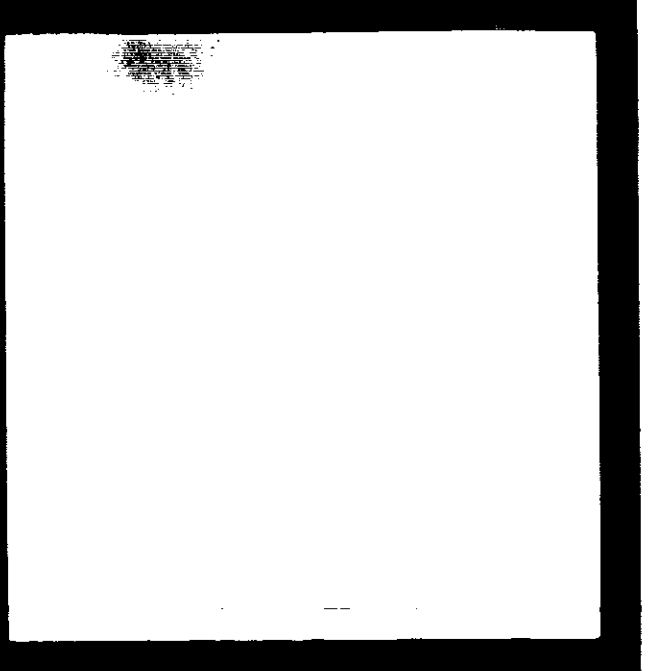
seen Neighbor



Storage



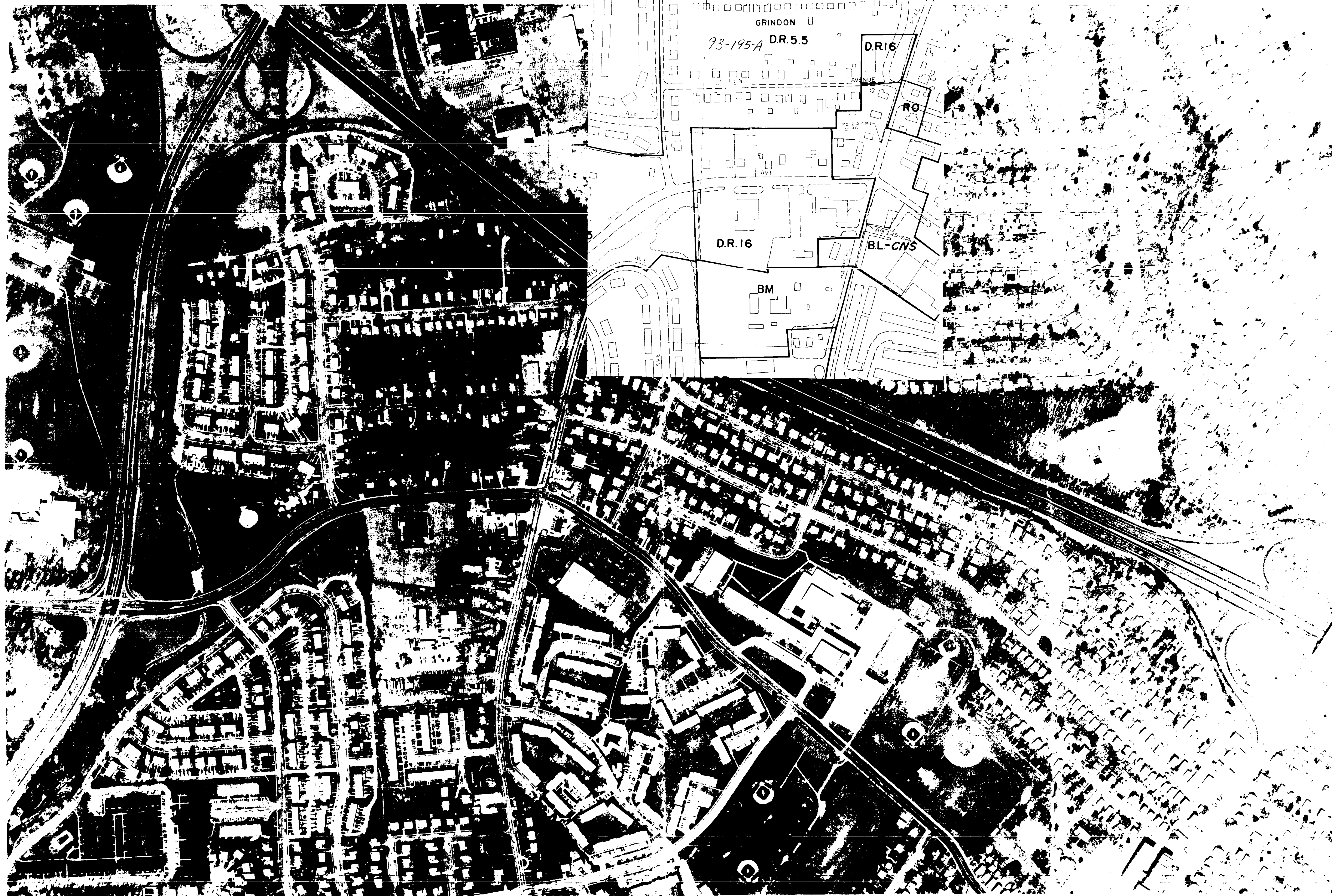
SHED water



water house across
back yard



elevated



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200'	PARKVILLE	N E
DATE OF PHOTOGRAPHY JANUARY 1986	93-195-A	9 D